



DEPARTMENT OF NATURAL RESOURCES
OFFICE OF LAND AND FACILITIES

NOTICE OF SEALED BID AUCTION OF STATE-OWNED LAND

By authority of Act 451, P.A. 1994, as amended.

NOTICE IS HEREBY GIVEN that, State-owned land located in **Backus Township, Roscommon County**, will be auctioned by Sealed Bid. Land Transaction Case #20010007.

The Following Property is offered for sale:

That part of the SE1/4 SW1/4 SE1/4 except a road easement across the S 66 feet of SE1/4 SW1/4 SE1/4 lying N of and adjacent to the N ROW line of Highway M-55 and I-75 Interchange Ramp, also except all that part of the SE1/4 SW1/4 SE1/4 which lies S of a line described as: Beginning at a point on the N & S 1/4 line of said Section 11 which is N 00° 10' 07" E, 176.06 feet from the S1/4 of said Section 11; thence S 89° 49' 53" E, 305.79 feet; thence N 00° 10' 07" E, 80 feet; thence S 89° 49' 53" E, 50 feet; thence S 0° 10' 07" W, 80 feet; thence S 89° 49' 53" E, 385.76 feet to the point of curvature of a 2,201.83 foot radius curve to the left (chord bearing N 63° 25' 23.5" E) thence northeasterly along the arc of said curve 2,055.61 feet to the point of ending.

ALSO, the SW1/4 SW1/4 SE1/4, subject to ROW for Highway M-55, Section 11, T22N, R02W, Backus Township, Roscommon County. 14.5 Acres.

Tax ID: 002-011-015-0020 and part of 002-011-001-0020.

MINIMUM BID: \$97,700.00

ALL BIDS *MUST* BE POSTMARKED NO LATER THAN **September 3, 2004 TO BE CONSIDERED.**

The bid opening will take place at the Michigan Department of Natural Resources, Office of Land and Facilities, 8th Floor, Mason Building, 530 W. Allegan St., Lansing, Michigan, on **September 15, 2004.**

It is recommended that all prospective purchasers do their own research as to suitability of the property for the purpose intended. It is also recommended that a personal inspection of the property be conducted. The State of Michigan makes no representations or claims as to fitness for purpose; ingress/egress; conditions; covenants and/or restrictions.

CONDITIONS OF SALE:

- 1) A bid deposit of 10% of the bid amount is required with each sealed bid.
- 2) Bids less than the minimum indicated or offers other than cash will not be accepted.
- 3) The State may reserve mineral rights, aboriginal antiquities, and ingress and egress to watercourses across the State-owned land.

Requests for property information sheets and required bid forms may be directed to the address below or accessed on the DNR web site at www.michigan.gov/landforsale.

CAROL LARSEN
OFFICE OF LAND AND FACILITIES
MICHIGAN DEPARTMENT OF NATURAL RESOURCES
PO BOX 30448
LANSING MI 48909-7948

TELEPHONE: 517-335-3324
FAX: 517-335-1880

Land Transaction Case #20010007

Property Information

Size: 14.5 acres.

Frontage & Access: North side of M-55, a/k/a West Branch Road, approximately seven miles east of Prudenville at the I-75 Exit 227.

Topography & Drainage: 30% of parcel is considered wetlands located in the east portion, and a pond on the west end. Fairly level.

Cover: Forest cover primarily comprised of birch, aspen, spruce and some lowland brush.

Soils: Not available.

Environmental Concerns: None noted on site. There is Leaking Underground Storage Tanks (LUST), one in the Prudenville area, namely R.P.I. (Lakeside Stamping) approximately six miles northwest of subject property. There are five LUST sites on West Houghton Lake Drive (M-55) approximately nine miles west of the subject. The westerly portion of the subject property has been used for approximately 30 years by the Roscommon County Road commission for salt storage and service garage. This historical use could create some environmental concerns.

Utilities: Electricity and natural gas.

Improvements: The subject has several improvements including two asphalt drives, gravel and asphalt parking area, concrete slab, possible outdated septic system and pond.

Zoning: Located in a Commercial District.

State Reservations:

1. The State retains rights to aboriginal antiquities (artifacts).
2. The State conveys mineral rights with the sale.
3. The State of Michigan reserves the right to issue an easement to the township fire department for purposes of accessing the dry hydrant located on site. Successful bidder can negotiate with local unit for relocation of the dry hydrant if desired.
4. The State of Michigan reserves the right to issue a non-exclusive easement along the south boundary to an adjacent landowner from M-55 to that landowner's existing non-exclusive road easement described as: The south 66-feet of the SE 1/4 of SW 1/4 of SE 1/4 lying northerly of and adjacent to the N right-of-way line of highway M-55 and I-75 interchange ramp.

Minimum Bid: \$97,700.00



MICHIGAN DEPARTMENT OF NATURAL RESOURCES
OFFICE OF LAND AND FACILITIES

LAND AUCTION BID

By authority of Part 21, Act 451, P.A. 1994, as amended.

Instructions for DNR LAND AUCTION:

1. Please read the Land Auction Bid form, Notice of Sealed Bid Auction, and all related information, carefully. The State of Michigan makes no representations or claims in regards to the property as to fitness for purpose; ingress and egress, conditions, and any covenants and/or restrictions that may exist.
2. Use the Land Auction Case # in addressing any questions or correspondence regarding your bid.
3. Complete the Land Auction Bid form completely.
4. Return the Land Auction Bid form with your deposit, representing ten percent (10%) of the bid amount in the Bid Envelope and in the Pre-paid Return envelope. If you are not using the supplied bid Envelope, mail your Bid with the ten percent deposit in a separate sealed envelope labeled, "Sealed Bid, Land Auction Case #20010007, and include your name. Enclose this envelope in a larger envelope to the address shown on the Land Auction Bid form.

Applicant: Please print or type the following information.

Purchase Applicant's Name	Telephone Number	
Street Address	Social Security Or Federal ID Number	
City	State	Zip Code
<p>As the purchase applicant I understand and agree that:</p> <ol style="list-style-type: none">1. Updated proof of the State's title claim to the desired land is not available and if desired must be obtained at purchaser's expense.2. The State will issue to the purchaser a Quit Claim deed.3. The Michigan Department of Natural Resources policy prohibits sale of State lands to organizations which are discriminatory based upon race, sex, religion or national origin. Appropriate documentation may be required. <p>I hereby offer \$_____ for Land Auction Case #20010007, subject to the terms and conditions set forth in the Notice of Sealed Bid. Enclosed herewith is a bid deposit in the form of a Personal / Cashier's Check or Money Order, payable to the STATE OF MICHIGAN, in the amount of \$_____, which represents ten percent (10%) of my offer. The balance of the bid will be made available within forty-five (45) days of receiving written acceptance notice. I understand that if I am <i>not</i> the successful bidder my bid deposit will be returned to me within ten (10) days of the auction date.</p> <p>_____ Signature</p> <p>_____ Date</p>		

MAIL COMPLETED FORM WITH DEPOSIT TO:

SEALED BID
LAND AUCTION CASE #20010007
OFFICE OF LAND AND FACILITIES
MICHIGAN DEPARTMENT OF NATURAL RESOURCES
PO BOX 30448
LANSING MI 48909-7948